

037.B

0001

0001.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

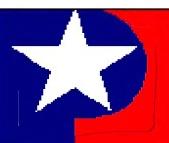
493,900 / 493,900

USE VALUE:

493,900 / 493,900

ASSESSED:

493,900 / 493,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
55		DECATUR ST, ARLINGTON

**OWNERSHIP**

Owner 1:	WALSH CHRISTINE M	Unit #:	55
Owner 2:			
Owner 3:			

Street 1: 55 DECATUR STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

**PREVIOUS OWNER**

Owner 1:	DANEHY ANNE M -
Owner 2:	-
Street 1:	55 DECATUR STREET
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1981, having primarily Vinyl Exterior and 2025 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6020																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	493,900			493,900		
Total Card	0.000	493,900			493,900	Entered Lot Size	
Total Parcel	0.000	493,900			493,900	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	243.90	/Parcel: 243.9	Land Unit Type:	

PREVIOUS ASSESSMENT								Parcel ID	037.B-0001-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	484,600	0	.	.	484,600	484,600	Year End Roll	12/18/2019
2019	102	FV	476,900	0	.	.	476,900	476,900	Year End Roll	1/3/2019
2018	102	FV	431,400	0	.	.	431,400	431,400	Year End Roll	12/20/2017
2017	102	FV	384,000	0	.	.	384,000	384,000	Year End Roll	1/3/2017
2016	102	FV	329,200	0	.	.	329,200	329,200	Year End	1/4/2016
2015	102	FV	316,500	0	.	.	316,500	316,500	Year End Roll	12/11/2014
2014	102	FV	300,000	0	.	.	300,000	300,000	Year End Roll	12/16/2013
2013	102	FV	300,000	0	.	.	300,000	300,000		12/13/2012

SALES INFORMATION								TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif			Notes			
DANEHY ANNE M,	56909-417		5/26/2011		309,000	No	No							
MACKENZIE RUTH	28400-510		4/2/1998		164,000	No	No	Y						

BUILDING PERMITS								ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
3/28/2003	233	Re-Roof	24,250						5/25/2018	Measured	DGM	D Mann	
									5/6/2000		197	PATRIOT	

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 8 - Condo TnHs.				Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall: 8 - Brick Veneer	10%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1									
Color: BEIGE				A Kits:	Rating:												
View / Desir: N - NONE				Fpl: 0	Rating: Average												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C - Average				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Year Blt: 1981	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G5		Fact:	.	Floor: 1 - 1st Floor													
Const Mod:				% Own: 10.00000000													
Lump Sum Adj:				Name: 7 - 6013													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wall: 2 - Plaster				Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 4 - Carpet				Override:		%											
Sec Floors:		%		Total:	18.2 %												
Bsmnt Flr:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>									
Subfloor:				Basic \$ / SQ:	245.00			Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar:				Size Adj.: 0.79629630													
Electric: 3 - Typical				Const Adj.: 1.00300002													
Insulation: 2 - Typical				Adj \$ / SQ: 195.678													
Int vs Ext: S				Other Features: 35000													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.39999998													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac:	NO	Adj Total: 603747					Juris. Factor: 1.00	Before Depr: 273.95							
% Com Wall:		% Sprinkled:		Depreciation: 109882					Special Features: 0	Val/Su Net: 243.90							
				Deprecated Total: 493865					Final Total: 493900	Val/Su SzAd: 243.90							
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>PARCEL ID</b> 037.B-0001-0001.0																	
More: N		Total Yard Items:				Total Special Features:				Total:							
<b>IMAGE</b> 																	
<b>AssessPro Patriot Properties, Inc</b>																	